

APPROVED MINUTES FEBRUARY 8, 2006
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
REGULAR MEETING
Rev 2/15/06

MEMBERS	PRESENT	ABSENT	EXCUSED
DIANE LOTHAMER, CHAIR	X		
HARVEY HARRIMAN – VICE CHAIR			X
JIM SEITZ	X		
BOB BEDA	X		
JONATHAN HOUCK			X
ALAN PALLAORO	X		
COUNCILMEMBER ELLEN HARRIMAN	X		

OTHERS PRESENT: DIRECTOR STEVE WESTBAY, PLANNER KIM ANTONUCCI, STEPHEN AND DESHA FUTRELL, CHRIS MACARAK, ANNE STEINBECK, DENISE WISE, JOE MATYK, JOE LONG, AND OTHER CONCERNED CITIZENS.

CALL TO ORDER AT 7:00PM BY CHAIR LOTHAMER

PLEDGE OF ALLEGIANCE TO THE FLAG

PUBLIC HEARING

Chair Lothamer opened the public hearing at approximately 7:02p.m. for Conditional Use application, CU 06-1, to construct an accessory dwelling at 612 North 11th Street.

Proof of publication was shown for the record.

Director Westbay gave an overview of the application. This is a request for an accessory dwelling unit above a four-car garage in the R-2 Zone. The Land Development limits the size of an accessory dwelling unit to 700 square feet. The footprint of the garage and apartment is larger than the existing residence on the property, and therefore Mr. Westbay questioned the accessory dwelling unit as “incidental”.

Stephen Futrell presented his application, stating he would like to build a four car garage with an accessory dwelling unit above. Mr. Futrell stated the unit would not exceed 700 square feet of livable space.

No public comment was received regarding the proposed use.

The Commission discussed the definitions and restrictions of accessory dwelling units, the definition of accessory, and the overall nature of the project.

Chair Lothamer continued the public hearing to later in the meeting.

PUBLIC HEARING

Chair Lothamer opened the public hearing at approximately 7:50p.m. for vacation application, VA 06-1, to vacate a north-south alley located in the Guerrieri Addition.

Proof of publication was shown for the record.

Director Westbay gave an overview of the application.

Chris Macarak presented his application stating he wanted to vacate the alley in order to produce affordable and essential housing. Mr. Macarak stated 9 duplex dwellings will be built on Lots 1 through 12, Block 34 of the Guerrieri Addition and is planning on breaking ground on the project this summer.

The following comments were received:

Anne Steinbeck – representative for the West Gunnison Sanitation District

Ms. Steinbeck was opposed to the application and stated it is premature to vacate any alley until a plan for the West Gunnison Neighborhood is developed.

Joe Long – adjoining property owner to the east of the subject alley

Mr. Long was opposed to the application and stated there should not be any vacations in the West Gunnison area until a plan is complete. Mr. Long also expressed concerns of future access and long term parking if the proposed vacation was approved.

Denise Wise – representative of the Gunnison Housing Authority

Ms. Wise stated she appreciated the developer to come to the Housing Authority for essential housing. Ms. Wise asked the City to not impede the momentum of the project.

The Commission discussed the need for the West Gunnison Neighborhood Plan before the possibility of streets or alleys being vacated.

CONSIDERATION OF DECEMBER 14, 2005 MEETING MINUTES

Commissioner Seitz moved to approve the meeting minutes of December 14, 2005 as presented. Commissioner Pallaoro seconded the motion.

Roll Call Yes: Lothamer, Ellen, Pallaoro, and Seitz

Roll Call No: None

Recuse: Beda – was not present at the December 14th meeting.

Motion Carried

CONSIDERATION OF JANUARY 25, 2006 MEETING MINUTES

Commissioner Seitz moved to approve the meeting minutes of January 25, 2006 as presented. Commissioner Beda seconded the motion.

Roll Call Yes: Lothamer, Pallaoro, Ellen, Beda, and Seitz

Roll Call No: None

Motion Carried

**POSSIBLE RECOMMENDATION – CONDITIONAL USE, CU 06-1,
SUBMITTED BY STEPHEN AND DESHA FUTRELL, TO CONSTRUCT AN
ACCESSORY DWELLING AT 612 NORTH 11TH STREET.**

Commissioner Seitz moved to continue the public hearing for Conditional Use application, CU 06-1, to February 22, 2006 at 7:30pm. Commissioner Beda seconded the motion.

Roll Call Yes: Lothamer, Pallaoro, Ellen, Beda, and Seitz

Roll Call No: None

Motion Carried

**POSSIBLE RECOMMENDATION – VACATION APPLICATION, VA 06-1,
SUBMITTED BY CHRIS MACAREK, TO VACATE A NORTH-SOUTH
ALLEY LOCATED IN THE GUERIERRI ADDITION.**

Commissioner Beda moved to recommend to City Council to deny vacation application, VA 06-1, with the following findings:

FINDINGS

1. The Planning and Zoning Commission finds that this vacation application would be contrary to the goals and objectives of the Update to the Transportation Element of the Master Plan.
2. The Planning and Zoning Commission finds that the granting of this vacation would be premature due to the forthcoming "West Gunnison Neighborhood Plan".
3. The Planning and Zoning Commission finds that vacating this alley would be problematic, as the City is responsible for the installation and maintenance of the infrastructure; and the City will require unrestricted access to these utilities at all times.
4. The Planning and Zoning Commission finds this vacation application is premature because the effect on the health, safety, and welfare of the community are unknown at this time.
5. The Planning and Zoning Commission received public comment from Anne Steinbeck, representing the West Gunnison Sanitation District, Joe Long, and Nick Lypps who opposed the vacation application and Denise Wise who was in favor of the application.

Commissioner Seitz seconded the motion.

Roll Call Yes: Lothamer, Pallaoro, Seitz and Beda

Roll Call No: None

Recuse: Ellen

Motion Carried

MASTER PLAN UPDATE

Planner Antonucci discussed the status of the Master Plan Process. She reviewed the contract with Four Corners Planning. The total amount of the contract is \$120,000, of which \$62,500 is slated for the Master Plan, and the rest is for the LDC update. Of the \$62,500, approximately \$36,000 has been spent to date.

Antonucci discussed the Master Plan chapter outline, and that land use scenarios are critical to completing the Plan in a timely manner. Westbay discussed that the existing land use data is functional, and that he is working on the suitability data (environmental, natural resources and other constraints that affect growth). He will work with Mac Birch, one of the Four Corner's Consultants to finalize the data needed for the scenarios.

Antonucci also discussed that she is planning to facilitate a Smart Growth Workshop with various speakers on Thursday, March 16th, and that she will provide more details as they come available.

COUNCIL UPDATE

Councilmember Harriman stated Council discussed waiving the building permit fees for the rodeo grounds grandstands reconstruction project, discussed the request to adopt the National Incident Management System, and discussed the Big Box Design Standards.

COMMISSIONER COMMENTS

Commissioner Beda moved to excuse Commissioner Harriman and Commissioner Houck from the meeting of February 8, 2006. Commissioner Pallaoro seconded the motion.

Roll Call Yes: Seitz, Lothamer, Ellen, Pallaoro, and Beda

Roll Call No: None

Motion Carried

ADJOURNED

Chair Lothamer closed the meeting at approximately 9:25p.m.

Diane Lothamer, Chair

Attest:

Andie Ruggera, Secretary